



BUILDINGS B1 & B3 AVAILABLE • SPRING, TX

Berry Farms *Marketplace*

A neighborhood marketplace 1 mile south of The Woodlands with Dollar Tree, Spec's, and Mi Rancho — buildings B1 and B3 available for lease.

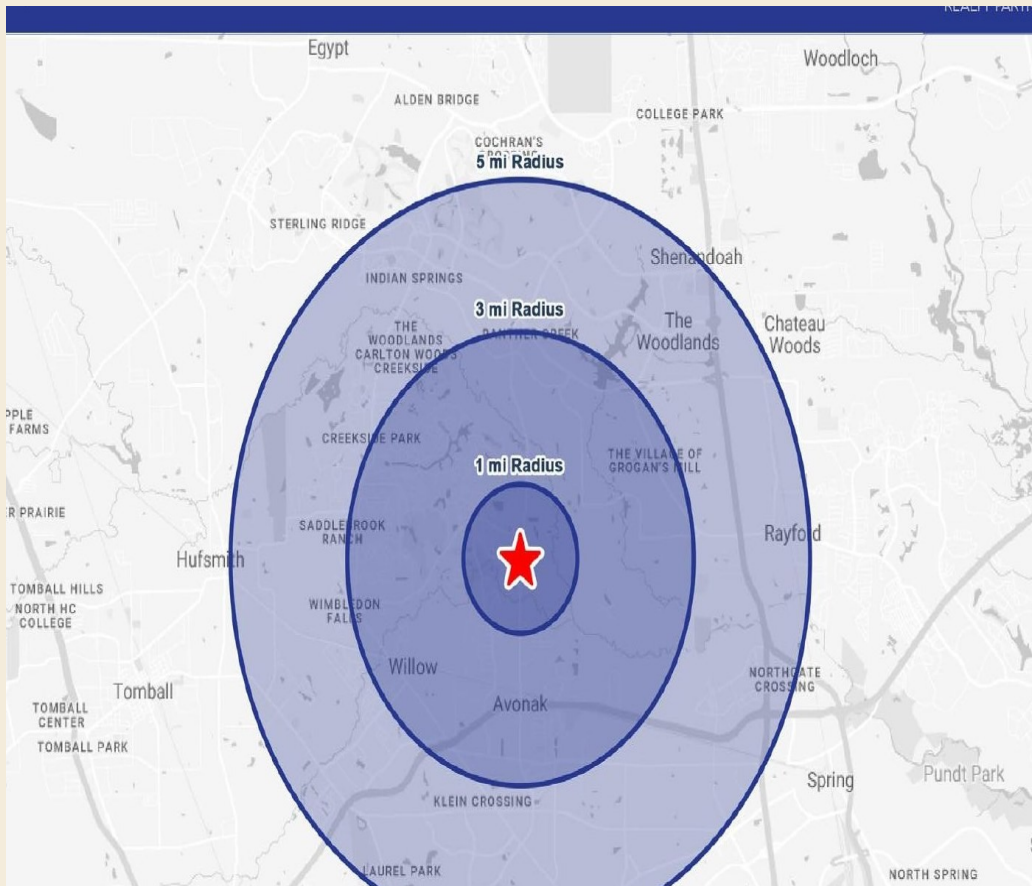
24527 GOSLING ROAD • SPRING, TEXAS 77389

SF AVAILABLE	AVG HH (1-MI)	AVG HH (3-MI)	VPD GOSLING	VPD RAYFORD
±8,125	\$165K+	\$149K+	11,995	10,184

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SECTION · DEMOGRAPHICS

2023 *Demographics*



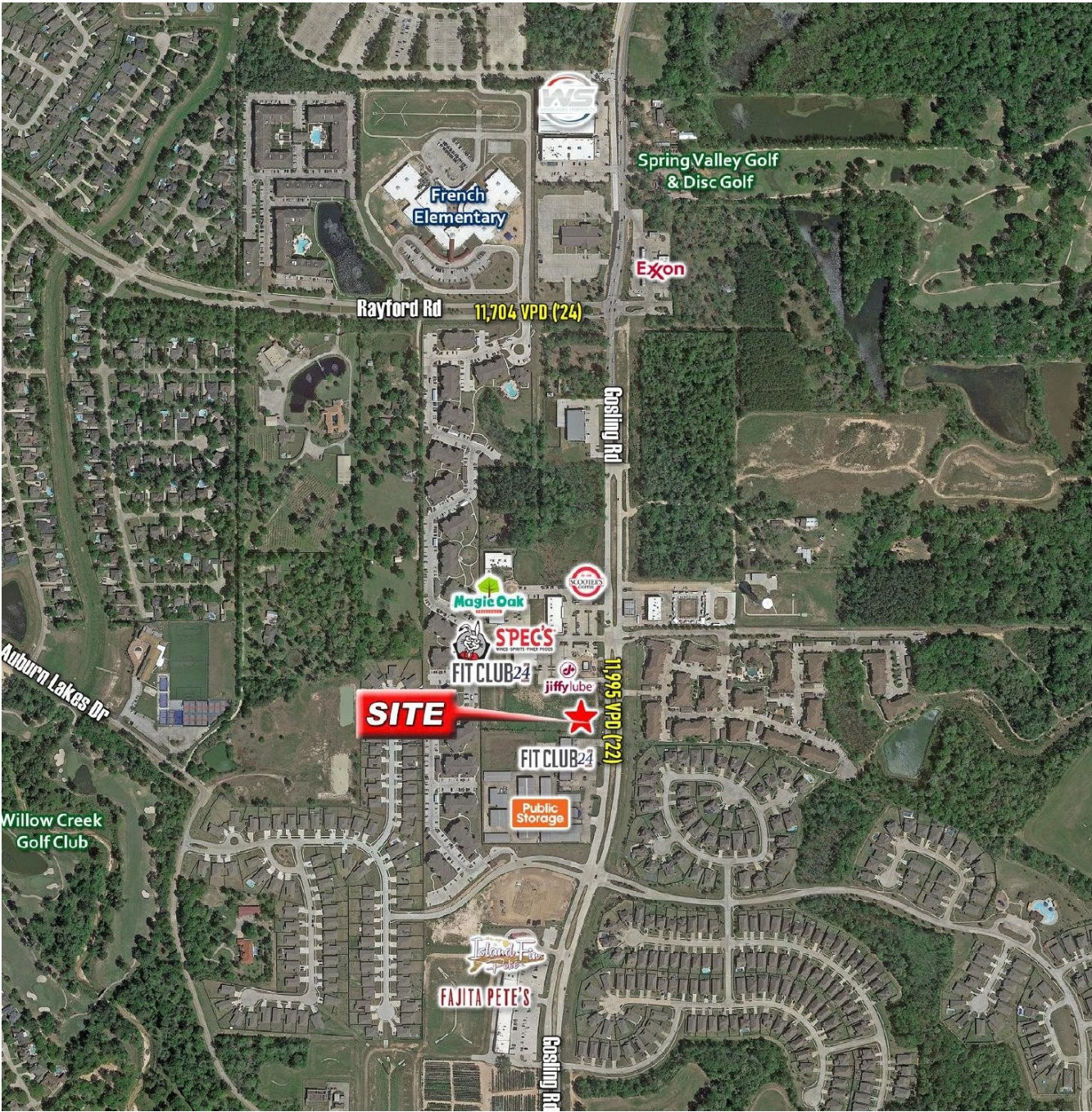
2023 DEMOGRAPHICS BERRY FARMS MARKETPLACE			
RING	1 - MI	3 - MI	5 - MI
Population	7,157	71,704	205,297
Households	2,622	26,612	74,961
Avg HH Income	\$165,176	\$149,119	\$148,791
Daytime Empl.	898	19,324	115,499

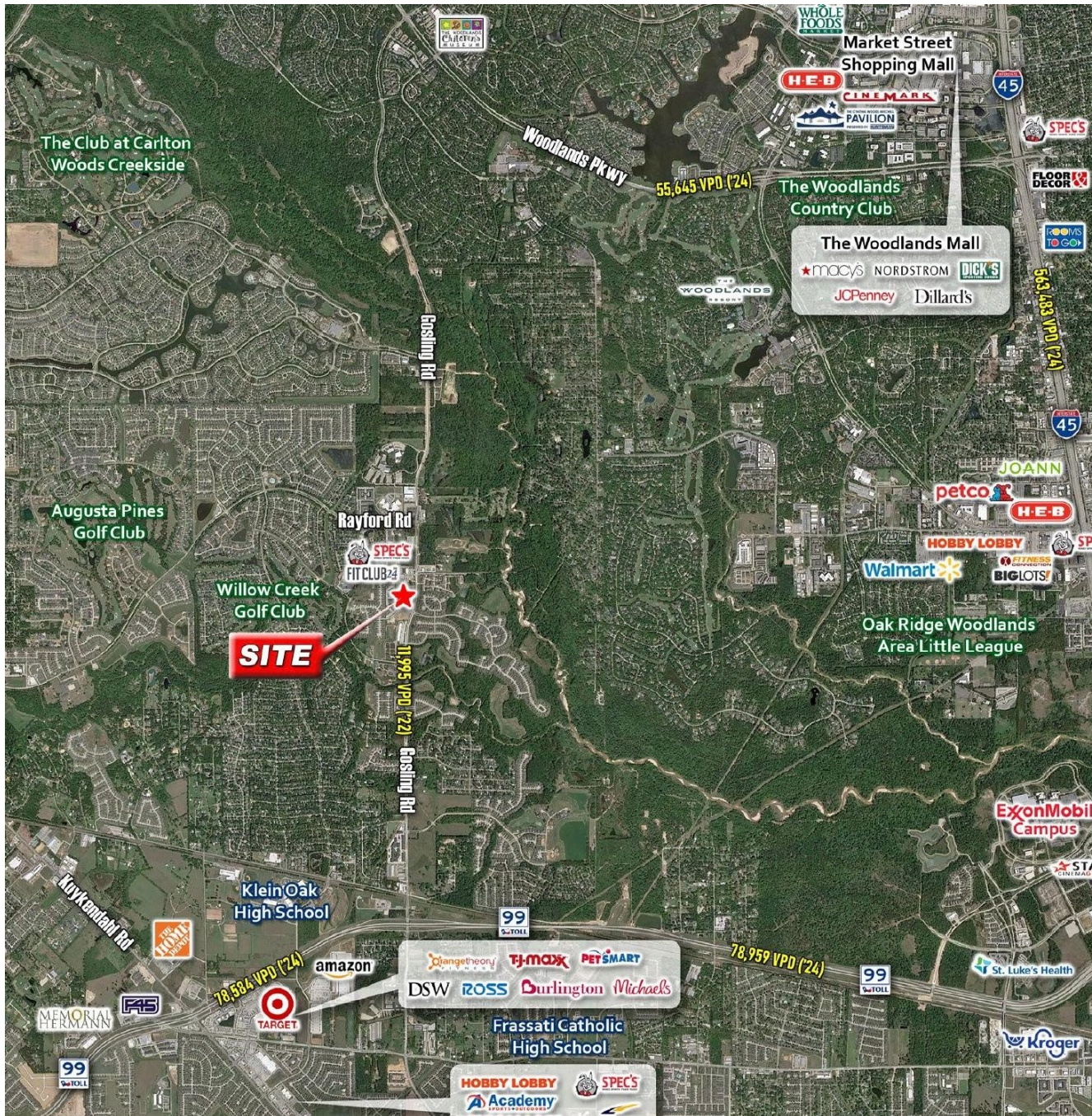
5 - MILE TRADE AREA

205,297
residents · \$148,791 avg HH income



SUITE	TENANT	SF	SUITE	TENANT	SF
Bldg B1	AVAILABLE	1,400 SF	Bldg B2	Dollar Tree	10,000 SF
Bldg B1	Nail Salon	5,600 SF	Bldg B3	AVAILABLE	8,125 SF
Bldg C	Spec's	12,000 SF	Bldg A	Mi Rancho	6,500 SF





SECTION · LEASING TEAM

Leasing *Team*

All leasing inquiries regarding Berry Farms Marketplace are directed to the Shadowood Realty Partners advisory team.



Taki Dallis

PRINCIPAL

Twenty-plus years in commercial real estate finance and brokerage. Previously at Hewlett-Packard (66M SF global portfolio liaison) and Daikin Corporation (financial lead on their 4M SF North American headquarters). Has executed 1.5M+ SF of leasing and \$500M+ in transactions across Texas and the Southwest, with major shopping center assignments including Palms Crossing, Acadiana Mall, Westgate Mall, and Southpark Mall. MBA Finance (Honors) — Texas A&M.

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Michael Moulton

VICE PRESIDENT

Started in commercial real estate in 2015 at Clay Albers Properties. Joined Weingarten Realty Investors in 2020 as a member of the Central Region leasing team overseeing ~4M SF. Joined Shadowood Realty Partners in 2023 as VP leading the Texas portfolio. Has executed 1M+ SF of lease transactions. Bachelor's degree — Texas Tech University.

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TOUR THE PROPERTY
Tours of Berry Farms Marketplace are available by appointment. Please contact the Shadowood Realty Partners advisory team to schedule a site visit or request a custom proposal.